

AVAILABLE NOW
FULLY REFURBISHED

CANNING TOWN BUSINESS PARK

STEPHENSON STREET | LONDON E16 4SA



UNIT 9
TO LET
18,613 ft²



| London Zone 2/3 | 2.6 miles from Canary Wharf | Easy access to The City & West End



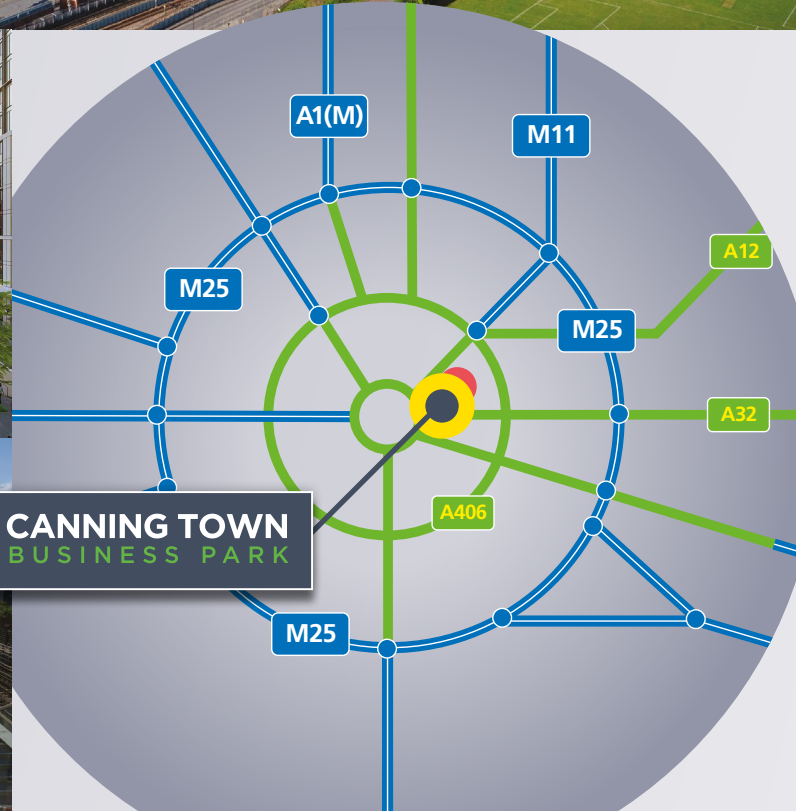
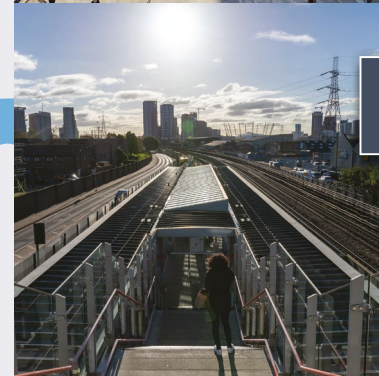
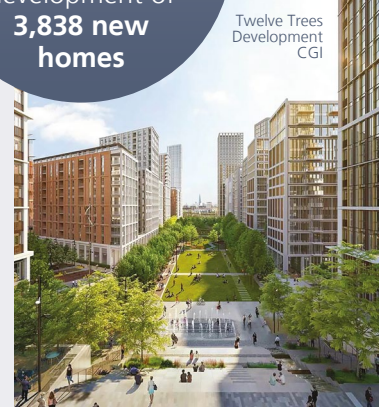
London Zone 2/3 Location

The property is situated within Canning Town Business Park located on Stephenson Street, an established industrial location servicing Canary Wharf, Docklands and the City of London. The site is just 2.6 miles from Canary Wharf, just north of the A13 providing westbound access to the M25. Directly opposite Star Lane DLR station which links to Stratford International & Canning Town (Jubilee Line).

Occupiers located on the estate are Edmundson Electrical, CEF, CMT, Toolstation, Screwfix, Getty Images, Rico Logistics, Capita, Morson Group, SPS and FDM.



300m from the new TWELVETREES PARK development of 3,838 new homes



| Road | Distance | Drive-time |
|------------|------------|------------|
| A13 | 0.7 miles | 3 minutes |
| A12 / A102 | 1.4 miles | 6 minutes |
| M11 | 7.2 miles | 18 minutes |
| M25 | 15.9 miles | 22 minutes |

| Underground / DLR | Distance | Drive-time |
|-------------------|-----------|------------|
| Star Lane | 0.3 miles | 2 minutes |
| West Ham | 0.5 miles | 2 minutes |
| Canning Town | 0.7 miles | 7 minutes |

| Location | Distance | Drive-time |
|---------------------|-----------|------------|
| Olympic Stadium | 3.0 miles | 17 minutes |
| London City Airport | 3.2 miles | 11 minutes |
| Canary Wharf | 2.6 miles | 10 minutes |
| West End | 7.7 miles | 45 minutes |

Distances and drive-times sourced from Google Maps.

Unit 9

Unit 9 comprises a modern end of terrace warehouse unit of steel portal frame construction with steel clad elevations. The unit has an eaves height of 8.5m, two level access loading doors and fully fitted first floor offices. There is a loading yard and car parking to the front.

The unit is fully refurbished and ready for occupation.

Specification

- Fully refurbished
- End of terrace
- 8.5m eaves height
- 2 level access loading doors
- 20m yard depth
- 1st floor fully fitted offices
- Gated entrance to the estate
- 37.5kN/m² floor loading

Sustainability & Green Credentials

- EPC Rating of A-18
- BREEAM Rating of 'Very Good'
- EV charging points
- LED lighting
- PV solar roof panels

Accommodation (GEA)

| UNIT 9 | SQ M | SQ FT |
|------------------------|--------------|---------------|
| Ground Floor Warehouse | 1,320 | 15,767 |
| First Floor Offices | 408 | 2,846 |
| Total | 1,728 | 18,613 |

The property has been measured in accordance with the RICS Code of Measuring Practice to a Gross External Area.



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For further information,
please contact:



020 7935 4499
colliers.com/uk/industrial

James Haestier
07818 038 009
james.haestier@colliers.com

Max Bowen
07785 511 644
max.bowen@colliers.com



020 7935 5000
cushmanwakefield.co.uk

Thomas Erxleben
07710 996 234
tom.erxleben@cushwake.com

Chris Knight
07872 822 528
chris.c.knight@cushwake.com